

City of Binghamton
Commission on Architecture and Urban Design
06 August 2015
Minutes

Date: 06 August 2015
Location: Planning Department Conference Room

Members Present:

K. Ellsworth
P. Klosky
M. Mauro
J. Smith

Others Present:

J. Boyd
T. Martinez
R. Murphy
C. Snyder

Absent:

M. Atchie
J. Darrow
S. Edwards

K. Ellsworth called the meeting to order at approximately 12:11PM.

Items Heard:

219 Washington Street- (Outdoor Cafe) (2015-21)

Eugenie Zynda provided information about *The Shop*, a café located at 219 Washington Street. The property has been fully gutted and remodeled in the past and is now completely occupied. The Applicant has requested outdoor cafe functionality (minor outdoor seating options for patrons). Intend to set up 3 small 2 diameter wide bistro-like tables as well as two awnings. Applicant provided pictures of the proposed outdoor tables. The Applicant will be procuring a custom made partition with the establishment's logo as well. Informed board all furniture will be black and absent of logos.

There is 5ft of walking space between the proposed partition and the end of the sidewalk. Seeking approval for up to 4 chairs per table in case a patron was to pull-up a seat to an existing table to join friends.

K. Ellsworth asked where tenants would enter the apartments that are adjacent to the establishment. Applicant informed the board the entrance is to the further most right of the front facade of the building.

P. Klosky asked what the dimension for the opening and passage way leading into the partition area from the storefront. The Applicant replied that the total setback excluding the partition is 7ft. By adding the partition the opening dimensions become 2.5-3ft.

P. Klosky suggested looking into the American with Disabilities Act for the minimum space to accommodate a wheelchair which he believes may range between 30-32 inches. P. Klosky suggested to go wider than the previously suggested amount to increase comfort for wheelchair patrons. The Applicant informed commission that the panels of the partition are removable can be altered to allow for more space. Applicant informed board that partition will be removed every night and stored inside.

The Applicant also proposed umbrellas for approval that would accompany the bistro tables. J. Smith believes the bottom of the proposed umbrellas are too large and may present a tripping hazard.

R. Murphy suggested the applicant table the umbrella discussion for a later date. He believed the applicant should focus on getting the permit for the outdoor cafe first. Suggested a simple bollard for this time until CAUD has outlined specific guideline.

The Commission conditionally approves with the specifications: that in order to increase accessibility for handicap patrons applicant will increase opening of partition to a minimum of 36 inches (3ft), any umbrellas will have to be put through the center of the bistro tables to avoid stand alone umbrellas, simple bollards and chains will replace custom made partitions and lastly that all outdoor cafe furniture will be black and free of logos.

Moved by K. Ellsworth, seconded by P. Klosky

Motion carried (4-0-0)

Ayes: K. Ellsworth, J. Smith, P. Klosky, M. Mauro

Nays: None

Absent: M. Atchie, J. Darrow, S. Edwards,

Recused: None

250 Clinton Street- (Demolition) (2015-45)

Adam Kipp informed commission that the property his main property was re-done last summer to include 50 new windows, insulation and porch work. Kipp intended to re-open the 250 Clinton site as a banquet hall but finds that the property cannot be salvaged. This property is visually displeasing and a safety hazard. No visuals were provided for what the reconstruction would potentially look like. Kipp informed the commission that they intend to put a large patio with

greenery and a buffer zone on the demolition site. He would like to place 6-7 outdoor tables on the premises that will be enclosed by a simple wooden privacy fence.

Demolition would include filling in the basement as well. Kipp intends to have demolition done so the ground may be covered and settled prior to winter. Large construction would not occur until later in the year.

C. Snyder found no historic significance of the property. Property acted as good example of pedestrian storefronts for the early-mid 20th century but has long lost its luster since being abandoned.

Patio construction for 250 Clinton is approved with a negative Determination of Significance.

Moved by K. Ellsworth, seconded by P. Klosky

Motion carried (4-0-0)

Ayes: K. Ellsworth, J. Smith, P. Klosky, M. Mauro

Nays: None

Absent: M. Atchie, J. Darrow, S. Edwards,

Recused: None

315 Clinton Street- (Design Review) (2015-42)

Tri-Cities Opera have changed its season and would like to increase the use of their building. Lynn Lacey appeared to speak on behalf of Tri-Cities Opera. Applicant intends to replace double hung windows, the awning, double doors as well an accessory door. New trim fit style windows with black casement will be retrofitted into existing window pane. The property has two entrances.

Applicant informed commission that the transom windows will be replaced with weather resistant windows in addition to rebuilding other transom areas. Metal transom will be replaced by wood covering. Instead of key lock, a coded lock will be added. Wood panels will be redone while maintaining visual aesthetic at the storefront entrance. Metal doors will be replaced by new doors of the same material. Applicant informs commission they may return when seeking further work on the property.

This property is on the state registrar of historical significance. The wrap around window located on the top level will be repaired with only the glass being replaced. Fabric awning will be retained. Lights located on the outside of the building will remain in their current condition with minor wire work being done to assure functionality.

Design Review is conditionally approved. Conditions include: repair of water damaged, rotting areas at floor level and that alterations match existing components and framework. In addition to the aforementioned stipulations C. Snyder approved the current signage.

The Commission will remain open to future work at this site

Moved by K. Ellsworth, seconded by P. Klosky

Motion carried (4-0-0)

Ayes: K. Ellsworth, J. Smith, P. Klosky, M. Mauro

Nays: None

Absent: M. Atchie, J. Darrow, S. Edwards,

Recused: None

49 Court Street- (Signage Review) (2015-41)

Applicant Eric Olson appeared before the commission to speak on behalf Health Link which has moved from the Lackawanna train station to 49 Court Street. The property extends to 51 Court Street which is the back property of the two and is located in a CAUD historic district. However, the main entrance to the business is located at 49 Court Street with an exit door located at 51 Court. The proposed signage is similar to what was approved for the previous location last year. Olson provided pictures of the temporary banner currently on site. A preview was provided for the a more permanent business sign. Two options were provided future banner placement. Applicant also discussed possibility of an illuminated sign that could be changed. Banner must be installed into mortar and not the brick facade of the building.

Health Link and Pyramid Construction Company intend to return to the regularly scheduled CAUD meeting to present a more permanent signage design. Will provide final mark up with project materials. Intend to keep the banner for 6 months and then transition to a more permanent sign. The commission is open to a illuminated, projected sign if tastefully done.

Moved by K. Ellsworth, seconded by P. Klosky

Motion carried (4-0-0)

Ayes: K. Ellsworth, J. Smith, P. Klosky, M. Mauro

Nays: None

Absent: M. Atchie, J. Darrow, S. Edwards,

Recused: None

No other business was addressed.

Adjournment: 1:14 pm

Motion carried (4-0-0)

Ayes: K. Ellsworth, J. Smith, P. Klosky, M. Mauro

Nays: None

Absent: M. Atchie, J. Darrow, S. Edwards,

Recused: None